

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

HB 826 - SB 1922

March 26, 2011

SUMMARY OF BILL: Creates the *Safe Home Act*, authorizing a tenant to terminate a residential rental agreement entered into on or after July 1, 2011, if the tenant or household member is the victim of domestic abuse, sexual assault, or stalking and provides the landlord with verifying documents. Specifies that any documentation supporting the termination request must be dated no more than 60 days prior to the tenant's notice to the landlord. Requires the tenant to vacate the premises within 30 days of giving notice to the landlord or by an agreed upon time. Prohibits the landlord or tenant from waiving or modifying any provisions of this Act.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- This Act will primarily address contractual relationships between private parties, resulting in a not significant impact to state or local government.
- According to the Comptroller of the Treasury, there will be no fiscal impact to state or local government.
- According to the Administrative Office of the Courts, any court costs incurred as a result of this Act due to additional landlord and tenant disputes being brought in court can be accommodated within existing resources without an increased appropriation or reduced reversion.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink, reading "James W. White".

James W. White, Executive Director

/jdb

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